

VERMONT WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, that We, ROBERT FRED TOUSIGNANT and SUSAN WHITE TOUSIGNANT, husband and wife, both of Tunbridge, in the County of Windsor and State of Vermont, GRANTORS, in the consideration of ONE DOLLAR AND OTHER GOOD AND VALUABLE CONSIDERATION, paid to our full satisfaction by MICHAEL A. COUTU, of North Hampton, in the County of Rockingham and State of New Hampshire, GRANTEE, by these presents do freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the said GRANTEE, MICHAEL A. COUTU, his heirs and assigns forever, a certain piece of land in Tunbridge, in the County of Windsor and State of Vermont, being described as follows, viz:

Being that parcel of land with improvements thereon containing 135.18 acres and shown on a survey plan entitled "ALTA/ASCM Land Title Survey in Tunbridge, Orange County, Vermont, for Michael A. Coutu," Scale 1" = 300', dated August 14, 2002, Drawing No. 01280-B0, by Bruno Associates Inc., P.C. of Woodstock, Vermont, (the "Plan") said survey plan to be recorded of even or near date herewith in the Tunbridge Land Records, and said parcel of land being more particularly described as follows:

Beginning at a boundary point marked "A" on the Plan in the centerline of Randall Road (T.H. No. 29), so called, said point "A" being the most southerly corner of the parcel herein conveyed;

Thence running N 22° 36' W a distance of 27.2 feet to a 16" Beech tree on the boundary of land now or formerly of Debra L. & Christopher A. Tuttle;

Thence continuing N 26° 34' W a distance of 218.7 feet to a boundary point at the end of a stone wall along the boundary of said Tuttle land;

Thence continuing along said stone wall N 28° 10' W a distance of 367.2 feet to a capped rebar set at the corner of stone walls;

Thence turning and running N 44° 23' E a distance of 325.1 feet, along first a stone wall and then wire fence to a boundary point along land of said Tuttle;

Thence continuing N 42° 34' E a distance of 146.0 feet to a boundary point at the end of another stone wall running along land of said Tuttle;

Thence continuing along said stone wall N 37° 05' E a distance of 180.5 feet to a capped rebar set at the corner of the stone wall along land of said Tuttle;

Thence turning and running N 50° 32' W a distance of 726.9 feet along a wire fence and land of said Tuttle to a boundary point;

Thence turning and running N 39° 26' E a distance of 1,232.2 feet, crossing a meandering wire fence in several places to a boundary point with a spike set at the fence corner, said spike set at the corner of the parcel conveyed herein, land of said Tuttle and land now or formerly of Dwight H. Dyer;

Thence turning and running S 53° 58' E a distance of 283.9 feet along a wire fence and land of said Dyer to a boundary point at the end of a stone wall;

Thence continuing along said stone wall and land of said Dyer S 50° 52' E a distance of 256.5 feet to a capped rebar set at the wall corner;

Thence turning and running along a stone wall and land of said Dyer N 42° 40' E a distance of 233.5 feet to a boundary point at the end of the stone wall;

Thence continuing N 44° 01' E a distance of 472.7 feet along a wire fence and land of said Dyer to a survey point;

Thence continuing N 42° 02' E a distance of 397.6 feet along said wire fence and land of said Dyer to a boundary point;

Thence continuing N 47° 29' E a distance of 434.5 feet along said wire fence and land of said Dyer to a steel axel found;

Thence turning and running S 63° 01' E a distance of 392.1 feet along a wire fence and land now or formerly of Scott James Ramsay to a boundary point at the end of a stone wall;

Thence S 58° 55' E a distance of 171.6 feet along said stone wall and land of said Ramsay to a capped rebar set at the base of a steel axel found and corner of stone walls;

Thence turning N 33° 33' E a distance of 193.8 feet along land of said Ramsay to a steel axel found;

Thence continuing N 36° 18' E a distance of 117.7 feet along a stone wall and land of said Ramsay to a capped rebar set at the base of a steel axel found;

Thence turning and running S 54° 43' E a distance of 177.3 feet along land of said Ramsay to a survey point;

Thence continuing S 49° 53' E a distance of 594.1 feet along land of said Ramsay to a boundary point, said point marking the northeasterly corner of the land conveyed herein;

Thence turning and running S 27° 13' a distance of 268.1 feet along a wire fence and land now or formerly of John D. & Anne B. Milliman to a boundary point;

Thence continuing S 48° 55' W a distance of 334.9 feet along said wire fence and land of said Milliman to a boundary point;

Thence continuing S 38° 32' W a distance of 383.4 feet along said wire fence and land of said Milliman to a steel axel found;

Thence continuing S 47° 08' W a distance of 86.6 feet along said wire fence and land of said Milliman to a steel axel found;

Thence continuing S 43° 43' W a distance of 115.2 feet along said wire fence and land of said Milliman to a boundary point in the centerline of a gravel road;

Thence continuing S 43° 43' W a distance of 18.0 feet along land of said Milliman to a boundary point at the end of a stone wall;

Thence continuing S 41° 22' W a distance of 693.2 feet along said stone wall and land of said Milliman to a boundary point;

Thence turning S 26° 20' E a distance of 56.6 feet along land of said Milliman to a steel axel found;

Thence continuing S 25° 08' E a distance of 14.5 feet along land of said Milliman to a steel axel found;

Thence continuing S 23° 33' E a distance of 121.4 feet along land of said Milliman to a boundary point;

Thence continuing S 18° 28' E a distance of 166.9 feet along land of said Milliman to a boundary point;

Thence turning and running S 02° 21' E a distance of 45.8 feet along land of said Milliman to a boundary point;

Thence turning and running S 21° 00' W a distance of 176.9 feet along land of said Milliman to a rebar found in stone;

Thence turning and running S 42° 41' W a distance of 251.2 feet along land of said Milliman to an iron pipe found;

Thence turning and running N 41° 26' W a distance of 147.0 feet along land now or formerly of Steven Morello to an iron pipe found;

Thence turning and running S 53° 51' W a distance of 813.4 feet along land of said Morello to a capped rebar found in a stone

wall;

Thence turning and running N 45° 22' W a distance of 101.0 feet along land of said Morello to an iron pipe found at the end of a stone wall;

Thence continuing N 53° 22' W a distance of 173.3 feet along said stone wall and land of said Morello to an iron pipe found;

Thence continuing N 53° 13' W a distance of 10.4 feet to a boundary point on the side of a gravel road;

Thence continuing N 53° 28' W a distance of 14.7 feet to an boundary point labeled "C" on the Plan in the centerline of Randall Road, so called;

Thence turning and running southwesterly 971 feet, more or less, along the centerline of Randall Road, so called, to the boundary point labeled "A" on the plan (tie line CA is S 65° 50' W a distance of 917.5 feet), said boundary point "A" being the place of beginning.

Being all and the same land and premises conveyed to Robert Fred Tousignant and Susan White Tousignant by deed of Russel E. Randall, Jr. dated November 22, 1999 and recorded at Book 57, Page 261 of the Tunbridge Land Records.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said **GRANTEE, MICHAEL A. COUTU**, and his heirs and assigns, to their own use and behoof forever;

AND We, the said **GRANTORS, ROBERT FRED TOUSIGNANT and SUSAN WHITE TOUSIGNANT**, for ourselves and our heirs, executors and administrators, do covenant with the said **GRANTEE, MICHAEL A. COUTU**, and his heirs and assigns, that until the unsealing of these presents we are the sole owners of the premises, and have good right and title to convey the same in manner aforesaid, that they are **FREE FROM EVERY ENCUMBRANCE**; except as set forth above;

AND We, the said **GRANTORS**, hereby engage to **WARRANT AND DEFEND** the same against all lawful claims whatever, except as set forth above.

IN WITNESS WHEREOF, We hereunto set our hands and seal this
24 day of August, 2002.

IN PRESENCE OF:

Ruth E. Durkee
Witness

Robert Fred Tousignant
ROBERT FRED TOUSIGNANT

Ruth E. Durkee
Witness

Susan White Tousignant
SUSAN WHITE TOUSIGNANT

STATE OF VERMONT
COUNTY OF Orange, SS.

On this the 24th day of August, 2002, before me appeared
ROBERT FRED TOUSIGNANT and SUSAN WHITE TOUSIGNANT, known to me or
satisfactorily proven to be the persons whose names are subscribed
to the within instrument and acknowledged that they executed the
same for the purposes therein contained.

Robert B. Durkee Jr.
Notary Public

My Commission Expires:

2/10/03